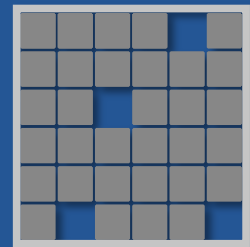


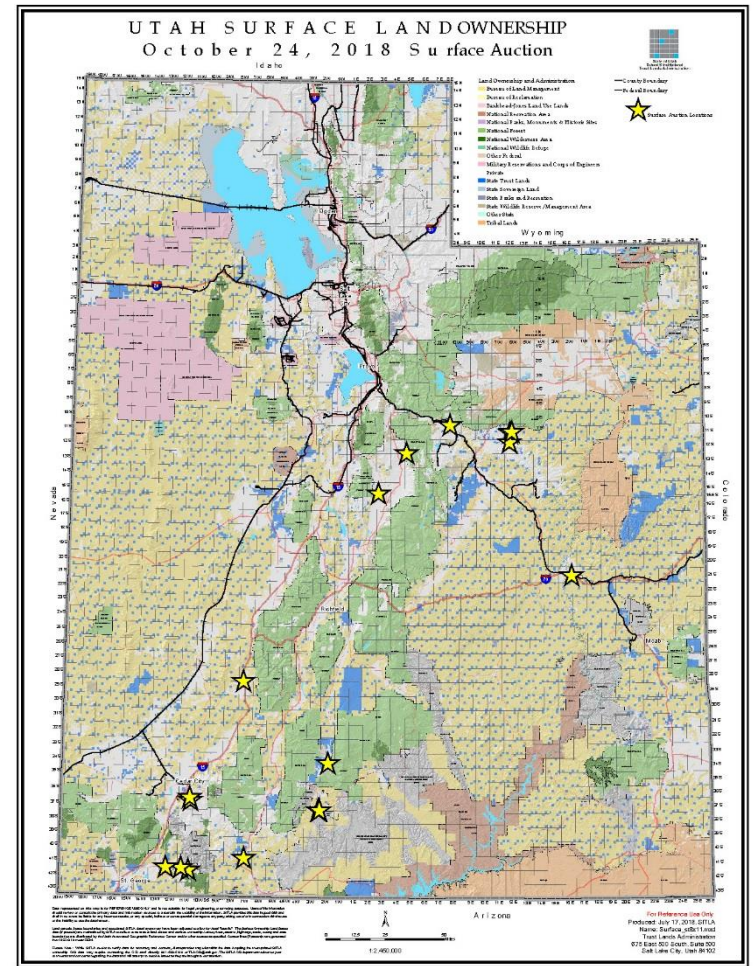
UTAH TRUST LANDS

Land Sale Auction Results
October 24, 2018



MAP OF ALL PARCELS OFFERED

- 18 SITLA Properties
- 3 of these Properties from Development Group
- School, Miner's Hospital, Normal School, and Reservoir Funds
- 9 Different Counties



MARKETING / ADVERTISING



LAND AUCTION - OPEN TO THE PUBLIC
10 a.m. Wednesday, October 24, 2018
Sheraton Salt Lake City Hotel at 150 West 500 South



The Trust Lands Administration offers 18 parcels, located throughout Utah, at public auction. Proceeds benefit public schools, hospitals, and colleges.

Auction details at <https://bit.ly/2BVYYBf> or 877-526-3725.

School and Institutional Trust Lands Administration | trustlands.utah.gov | 801-538-5100

- Individual Display Ads – Local Newspapers
- Display Auction Ad – SL Tribune/Deseret News
- Nationwide Online - Landwatch.com, Lands.com, Farms and Ranches (Individual Ads, Banner Ads, Premier Ads)
- Facebook Targeted Advertising (55,840 Reached; 19,648 Video Views)
- KSL.com – Individual Online Ads
- Direct Mail Advertising – Flyer – 1,300
- Direct Email Advertising – 462
- Email Notification to Utah Realtors
- “For Sale” Signs (when applicable)

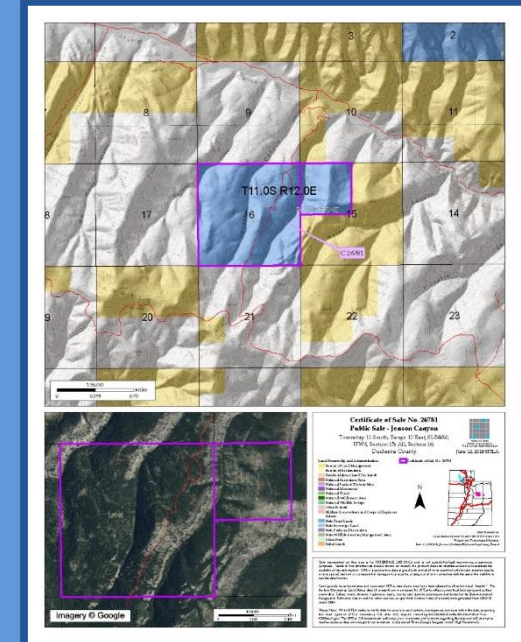
JENSON CANYON (2 PARCELS)

800 ACRES – SCHOOL AND MH FUNDS – DUCHESNE COUNTY

- Located between Argyle Canyon and Argyle Ridge, bisected by Jenson Canyon
- Access is from a County Road with runs through the property
- The terrain is mountainous and is bordered by private and BLM property
- Property split into 2 parcels – North with 480 acres – South with 320 acres (access maintained for each parcel)
- Previous use: road easement and grazing (\$257.40/year)
- Minimum set at \$772,000

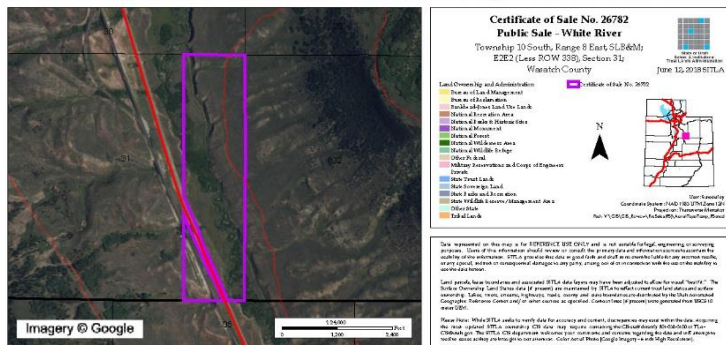
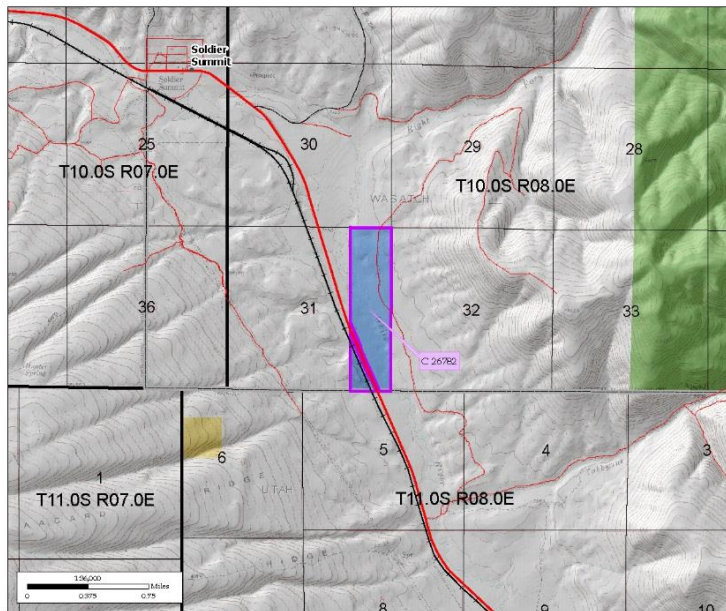


**SOLD for
\$772,000**



WHITE RIVER PARCEL

153.91 ACRES – SCHOOL FUND – WASATCH COUNTY



- Located along Highway 6, approximately 2 miles southeast of Soldier Summit, Utah
- Access will need to be developed from Highway 6
- The terrain is gently sloping range land and is bisected by the White River and a Union Pacific rail line
- Previous use: highway easement and grazing (\$148.72/year)
- Minimum not disclosed



**SOLD for
\$200,000**

MINNIE MAUD

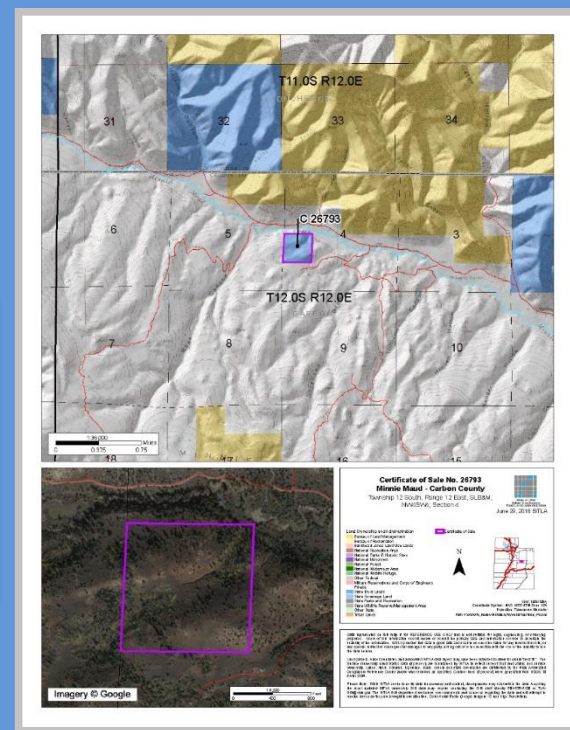
40 ACRES – SCHOOL FUND – CARBON COUNTY



**SOLD for
\$50,050**

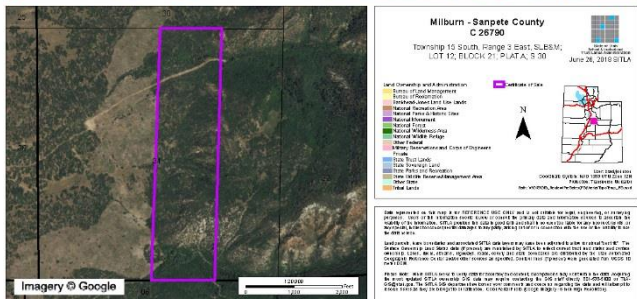


- Located along Minnie Maud Creek, approximately 18 miles northeast of Price, Utah
- Public access to the parcel has not yet been developed – Minnie Maud Road is located nearby
- Ashley National Forest is 7 miles to the North
- Surrounded by private property
- Previous use: grazing (\$40.04/year)
- The minimum was set at \$50,000



160 ACRES - NORMAL SCHOOL FUND - SANPETE COUNTY

-

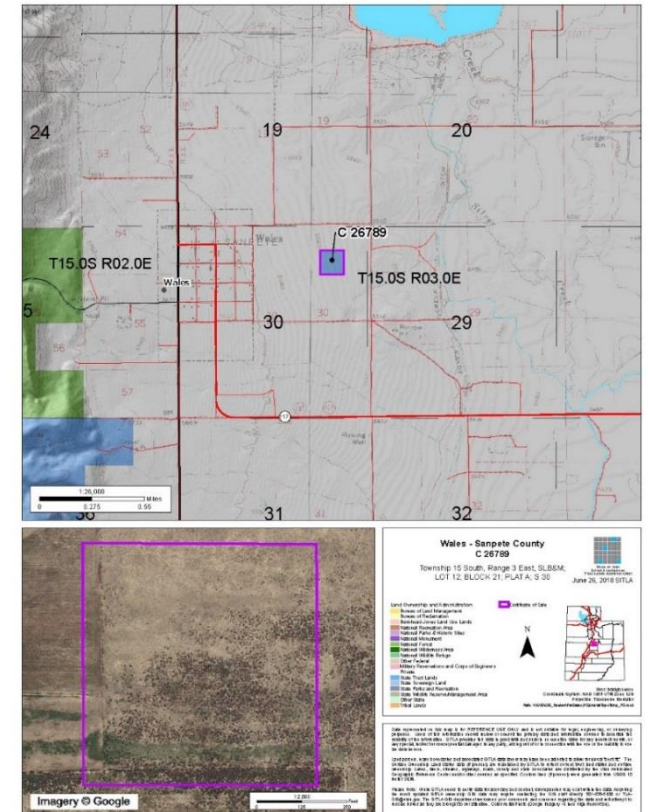


**SOLD for
\$145,000**

WALES PARCEL

10 ACRES – SCHOOL FUND – SANPETE COUNTY

- Located ½ mile east of the small town of Wales
- The parcel contains rangeland vegetation with gentle terrain
- The property is surrounded by private landowners and has no known current access
- Previous use: none
- Minimum set at \$17,000



SOLD for \$17,000

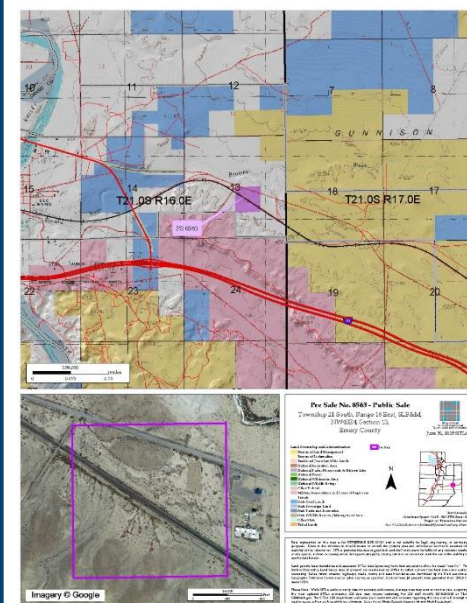
GREEN RIVER EAST PARCEL

40 ACRES – RESERVOIR FUND – EMERY COUNTY



**SOLD for
\$100,000**

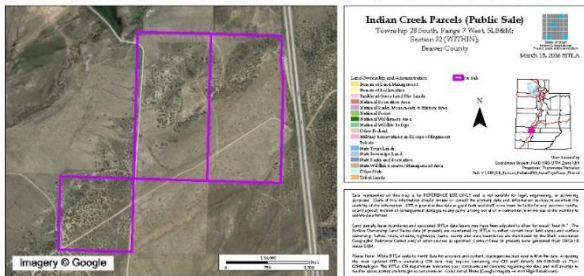
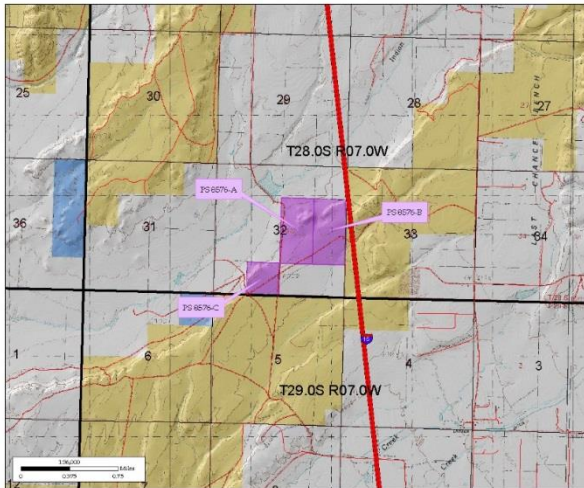
- Located within the city limits of Green River
- Access from a paved road and also from a Union Pacific railroad which bisects the parcel diagonally
- Water and power services are available on the property
- Previous use: telephone line easement
- Minimum set at \$100,000



INDIAN CREEK

199.29 ACRES – SCHOOL FUND – BEAVER COUNTY

- Located 3.5 miles north of Beaver, Utah; west of I-15
- Mostly flat rangeland with scattered juniper trees
- Privacy and solitude in a great rural location with good access
- Previous use: road easements and grazing (\$343.20/year)
- Minimum set at \$130,000

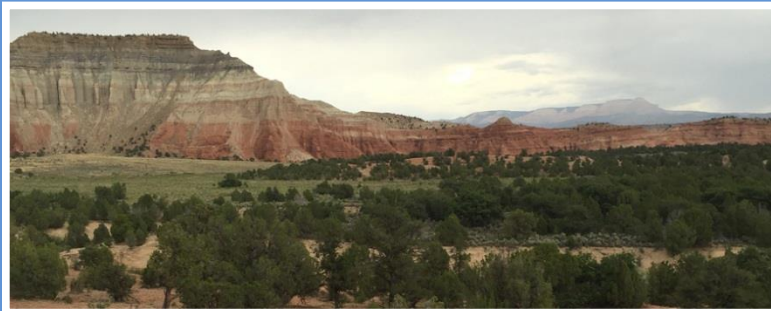


**SOLD for
\$155,000**

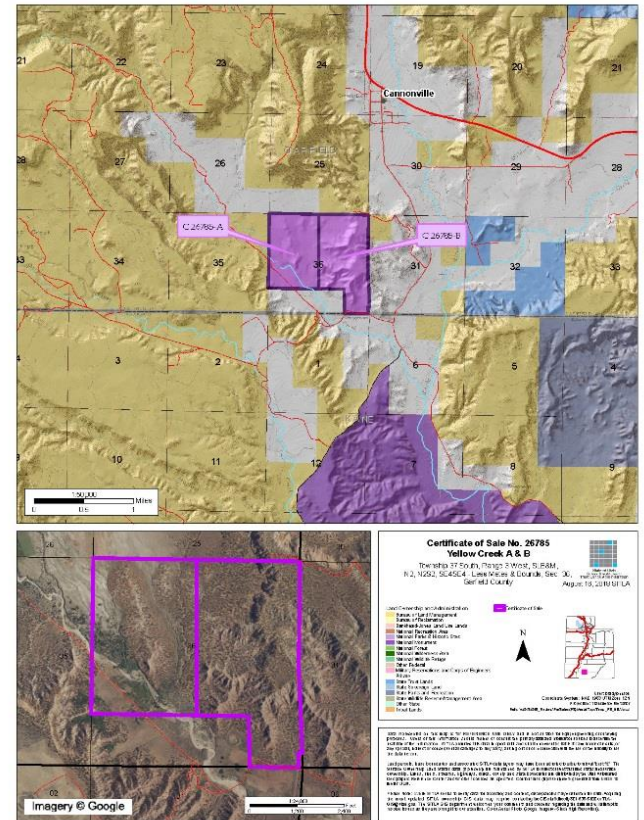
YELLOW CREEK (2 PARCELS)

519.15 TOTAL ACRES – SCHOOL FUND – GARFIELD COUNTY

- Located 1 mile south of Cannonville, between Kodachrome Basin State Park, Grand Staircase Escalante National Monument, and Bryce Canyon National Park
- Each parcel will have access from an existing county road
- This is a beautiful parcel with recreational opportunities
- Previous use: road easement and grazing (\$125.84/year)
- Minimum set at \$710,000



**SOLD for
\$774,000**



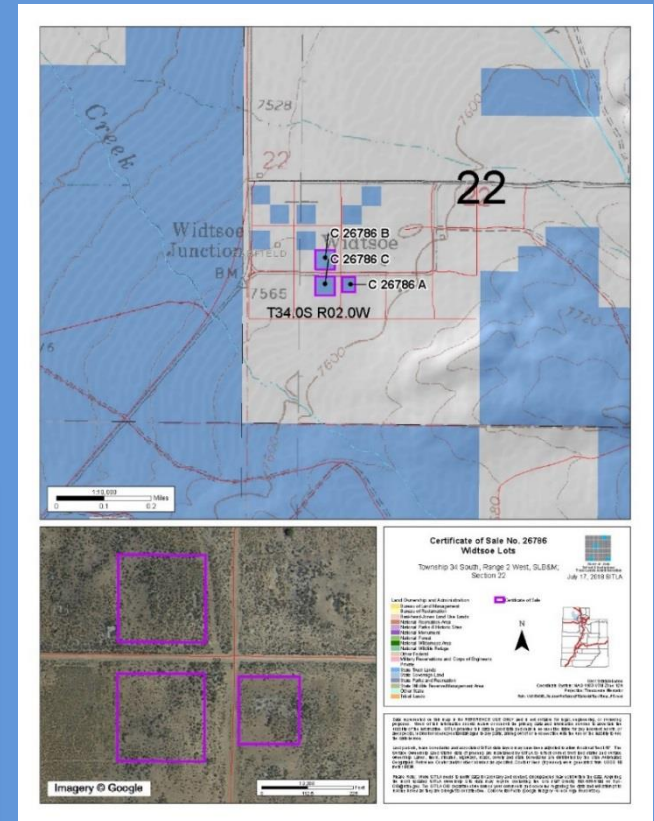
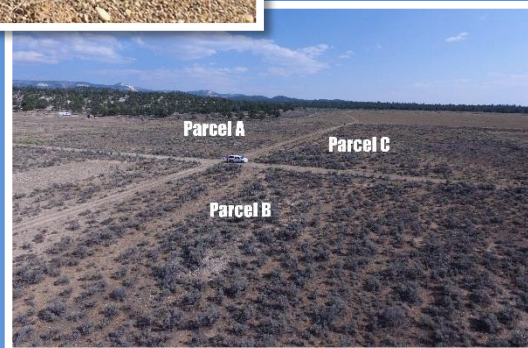
WIDTSOE TOWNSITE LOTS

3 LOTS ~1 ACRE EACH – SCHOOL FUND – GARFIELD COUNTY

- Located in the Widtsoe Townsite in John's Valley on State Highway 22
- 13 miles north of Bryce Canyon
- Water rights are available for purchase
- Nearby recreational opportunities - Dixie National Forest
- Previous use: none
- Minimums set at \$8,000; \$9,000; and \$9,000



**SOLD for \$12,000;
\$9,050; and
\$9,050**



SHURTZ CANYON

80 ACRES - SCHOOL FUND - IRON COUNTY

- Located 7 miles southeast of Cedar City, Utah
- Remote area with no current public access
- Surrounded by private lands
- Previous use: grazing (\$263.12/year)
- Minimum set at \$150,000



SOLD for \$150,000

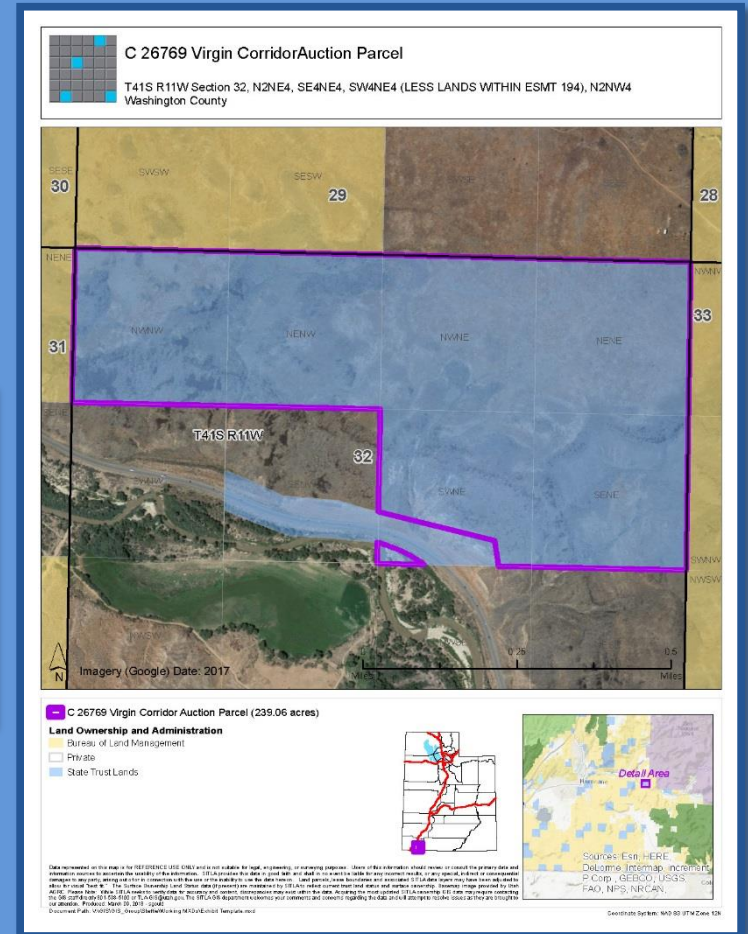
VIRGIN RIVER CORRIDOR

240.00 ACRES – SCHOOL FUND – WASHINGTON COUNTY

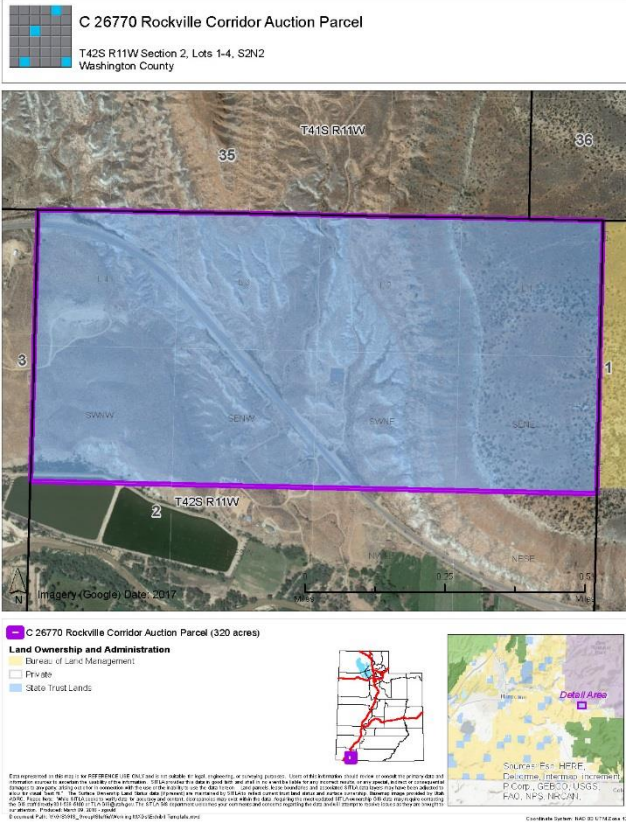
- Located 4 miles southeast of Virgin, Utah
- Public access exists from the Zion Park Scenic Byway, which bisects a corner of the parcel
- The terrain is varied with some steep slopes and small flatland areas
- Previous use: road easement and grazing (\$114.40/year)
- Minimum set at \$1,260,000



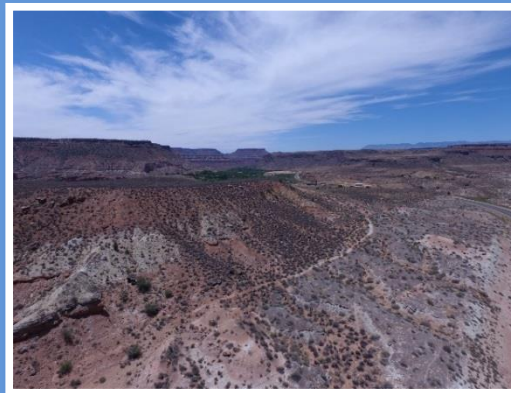
**NOT SOLD
NO BIDS**



298.66 ACRE - SCHOOL FUND - WASHINGTON COUNTY



- Located 1 mile west of Rockville, Utah
- Public access from the Zion Park Scenic Byway, which bisects the parcel
- The eastern portion is a plateau with steep grades – the remainder is ravines and hills
- Previous use: easements, substation (\$940/year), grazing (\$108.68/year)
- Minimum set at \$1,000,000



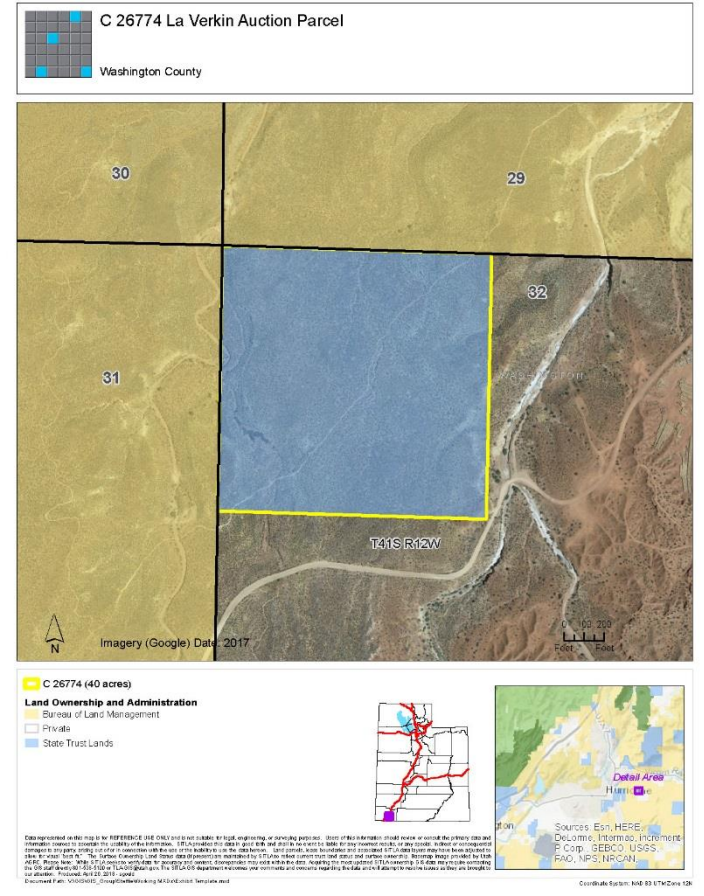
**SOLD for
\$1,000,000**

40 ACRES - SCHOOL FUND - WASHINGTON COUNTY

- Located 2.4 miles east of La Verkin, Utah and 2.6 miles from Hurricane, Utah
- Public access is from Sheep Bridge Road
- This beautiful parcel is mostly flat terrain and is bisected by the Jem Trail, which must remain open to the public
- Previous use: easement, rights of entry (\$1,374.78/year), grazing (\$14.38/year)
- Minimum set at \$250,000

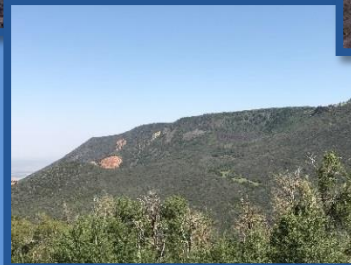


**SOLD for
\$250,000**



OVERALL AUCTION RESULTS

- 17 of 18 Properties Sold
- 2,960.12 Acres Conveyed
- \$4,013,060 Earned



QUESTIONS?
THANK YOU